

041.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

904,700 / 904,700

USE VALUE:

904,700 / 904,700

ASSESSED:

904,700 / 904,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
61-63		PARK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CARR RUTH MARIE/LIFE ESTATE	
Owner 2:		
Owner 3:		

Street 1: 61 PARK ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: CARR RUTH MARIE -
Owner 2: -
Street 1: 61 PARK ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,005 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2750 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census:
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		5005		Sq. Ft.	Site		0	80.	1.14	1									456,120							456,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5005.000	448,600		456,100	904,700	
Total Card	0.115	448,600		456,100	904,700	Entered Lot Size
Total Parcel	0.115	448,600		456,100	904,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	328.98	/Parcel: 328.9	Land Unit Type:

User Acct	27713
GIS Ref	
GIS Ref	
Insp Date	11/27/18
13392!	

USER DEFINED

Prior Id # 1:	27713
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:39:28
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
04/07/20	14:16:39
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	448,800	0	5,005.	456,100	904,900	904,900	Year End Roll	12/18/2019
2019	104	FV	345,600	0	5,005.	484,600	830,200	830,200	Year End Roll	1/3/2019
2018	104	FV	345,600	0	5,005.	353,500	699,100	699,100	Year End Roll	12/20/2017
2017	104	FV	324,100	0	5,005.	307,900	632,000	632,000	Year End Roll	1/3/2017
2016	104	FV	324,100	0	5,005.	262,300	586,400	586,400	Year End	1/4/2016
2015	104	FV	288,800	0	5,005.	256,600	545,400	545,400	Year End Roll	12/11/2014
2014	104	FV	288,800	0	5,005.	211,000	499,800	499,800	Year End Roll	12/16/2013
2013	104	FV	300,500	0	5,005.	200,700	501,200	501,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR RUTH MARIE	34047-520		11/14/2001	Family		No	No		
	14777-457		11/1/1982			1	No	A	

BUILDING PERMITS

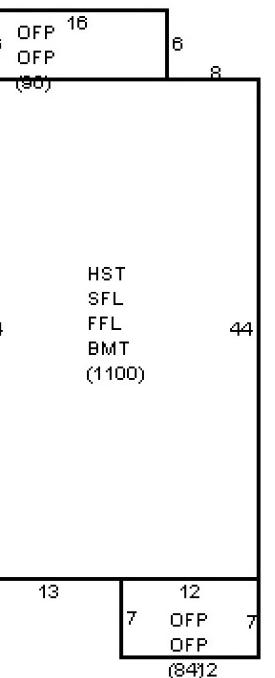
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2004	360	Re-Roof	6,000					
12/30/2003	1079	Porch	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Meas/Inspect	163	PATRIOT
11/8/2000	Hearing N/C	264	PATRIOT
6/12/2000	Inspected	197	PATRIOT
3/2/2000	Measured	264	PATRIOT
8/19/1993		AB	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Average	A Bath:	Rating:									6 OFP 16	6							
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:									OFP	8							
Foundation: 2 - Conc. Block		1/2 Bath:	Rating:									(80)										
Frame: 1 - Wood		A HBth:	Rating:																			
Prime Wall: 4 - Vinyl		OthrFix:	Rating:																			
Sec Wall:	%																					
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1																		
Color: GREEN		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																		
View / Desir:		Fpl:	Rating:	Other																		
GENERAL INFORMATION		WSFlue:	Rating:	Upper																		
Grade: C - Average		CONDOS INFORMATION				Lvl 2																
Year Blt: 1930		Eff Yr Blt:		Floor:				Lvl 1														
Alt LUC:		Alt %:		% Own:				Lower														
Jurisdct:		Fact: .		Name:				Totals RMS: 12 BRs: 6 Baths: 2 HB														
Const Mod:																						
Lump Sum Adj:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD		Phys Cond: AV - Average		31.		% %		Exterior:		No Unit		RMS		BRS		FL						
Prim Int Wall: 2 - Plaster		Functional:						Interior:		1		7		4								
Sec Int Wall:		Economic:						Additions:		1		5		2								
Partition: T - Typical		Special:						Kitchen:														
Prim Floors: 3 - Hardwood		Override:						Baths:														
Sec Floors: 5 - Lino/Vinyl		Total:		31		%		Plumbing:														
Bsmnt Flr: 12 - Concrete								Electric:														
Subfloor:								Heating:														
Bsmnt Gar:								General:														
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 1 - Oil																						
Heat Type: 5 - Steam																						
# Heat Sys: 2																						
% Heated: 100			% AC:																			
Solar HW: NO			Central Vac: NO																			
% Com Wall			% Sprinkled:																			
MOBILE HOME				Make: [] Model: []				Serial #: []				Year: [] Color: []										
SPEC FEATURES/YARD ITEMS																PARCEL ID 041.0-0002-0001.0						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
2	Frame Shed	D	Y	18X8		A	AV	2000		0.00	T	15.2	104									
More: N				Total Yard Items: []				Total Special Features: []				Total: []										



Residential Grid Sketch showing a rectangular plot divided into sections labeled 1 through 8. Section 1 is at the top left, section 8 is at the top right, section 44 is on the right side, and section 13 is on the bottom left. Labels include HST, SFL, FFL, BMT, and (1100). A total area of 44 is indicated.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,100	51,260	56,390						
FFL	First Floor	1,100	170,880	187,968						
SFL	Second Floor	1,100	170,880	187,968						
HST	Half Story	550	170,880	93,984						
OPF	Open Porch	360	20,540	7,394						
Net Sketched Area: 4,210				Total: 533,704						
Size Ad	2750	Gross Are	4760	FinArea	2750					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

